2022-013555
Klamath County, Oregon



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11/21/2022 01:47:21 PM

Fee: \$82.00

STATUTORY BARGAIN AND SALE DEED

Shirley M. Burnett, Manager, Grantor Union Duplexes, LLC 1121 NW Abraham Avenue Winston, Oregon 97496

The Burnett Family Trust dated February 26, 2010, Grantee 1121 NW Abraham Avenue Winston, Oregon 97496

Union Duplexes, LLC, by and through its Manager Shirley M. Burnett, Grantor conveys to The Burnett Family Trust dated February 26, 2010, Grantee, the real property situated in Klamath County, more particularly described as follows, subject to all encumbrances of record:

Lots 12 and 13, Block 217, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon.

Subject to: easements, conditions, and restrictions of record.

The true and actual consideration for this conveyance is stated in terms of dollars: \$0*.

Until a change is requested, all tax statements should be sent to the following address: Shirley M. Burnett, Trustee of The Burnett Family Trust dated February 26, 2010, 1121 NW Abraham Avenue, Winston, OR 97496

After recording, return to:

Shirley M. Burnett, Trustee of The Burnett Family Trust dated February 26, 2010, 1121 NW Abraham Avenue, Winston, OR 97496

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, ORS 040.

IN WITNESS WHEREOF, SHIRLEY M. BURNETT as the Manager of UNION DUPLEXES, LLC has executed this instrument as of Ostober 3, 2022 12

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Signature

Shirley M. Burnett, Manager Union Duplexes, LLC

STATE OF OREGON)

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County of Douglas

day of Ootober, 2022, personally appeared Shirley M. Burnett, Manager of Union

On this day of October, 2022, personally appeared **Shirley M. Burnett, Manager of Union Duplexes, LLC**, as Grantor, and acknowledged the foregoing instrument to be her yoluntappact and deed.

Notary Pu My Comm

Notary Public for Oregon My Commission Expires:

OFFICIAL STAMP
HEATHER C W COFFIE
NOTARY PUBLIC-OREGON
COMMISSION NO. 1020402A
MY COMMISSION EXPIRES JANUARY 03, 2028